

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: AUGUST 6, 2008**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**

SDR-27948 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: REGIONAL TRANSPORTATION COMMISSION OF SOUTHERN NEVADA - OWNER: FC RTC 20, LLC - Request for a Site Development Plan Review FOR A PROPOSED TRANSIT PASSENGER FACILITY WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN BUILD-TO-LINE AND STREETScape STANDARDS on 2.75 acres at the southwest corner of Bonneville Avenue and Casino Center Boulevard (APN 139-34-301-008), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 3 (Reese). The Planning Commission (5-0 vote) and staff recommend APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

1

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

4

City Council Meeting

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**RECOMMENDATION:**

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted after Meeting – Recordation Notice of Council Action and Conditions of Approval
7. Backup Referenced from the 07-10-08 Planning Commission Meeting Item 12

Motion made by GARY REESE to Approve subject to conditions, deleting the second Condition 3 and Condition 6, and adding the following conditions as read for the record:

A. A Waiver from Subsection V.e and Graphic 5 of the Downtown Centennial Plan to allow no chokers at the intersections of First Street and Garces Avenue and First Street and Bonneville Avenue is hereby granted.

B. The existing chain link construction fence must be brought into conformance with the Construction Standards outlined in Subsection VII.A.8 of the Downtown Centennial Plan.

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Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

JACOB SNOW, General Manager, Regional Transportation Commission, and JOHN SAUDIN, SNH Architecture, were present. MR. SNOW indicated they have been working with CITY MANAGER DOUG SELBY on relocating the Downtown Transportation Center (DTC). They have secured land bounded by First Street, Bonneville Avenue, Garces Avenue and Casino Center Boulevard, in conjunction with the Downtown Connector Rapid Transit Investment, which is proposing to build a new transit inner-mobile facility. He showed a rendering depicting a LEED certified building. MAYOR GOODMAN pointed out that the City of Las Vegas received notification that Las Vegas is among one of nine cities in the United States that has gone to the next level as far as the LEED certification standards for a neighborhood.

MR. SNOW added that everything built by the RTC is LEED certified. The new facility will have a bike station to support approximately 120 bikes that may be stored. The bike station will have showers and lockers available. There will also be a bike mechanic on site. The facility will be one that the community and residents of Ward 3 can be proud of. The design will be completed at the end of the year with a construction time frame of 14 months. He verified for the Mayor that the financing is already in place.

MAYOR GOODMAN commented that the City made a policy decision to go forward with the building of the City of Las Vegas and to go forward with the capital projects. This is done with the expectation that the financial issues confronting the City today will be resolved, at the same time trying to be prudent with the day-to-day activities and expenditures. He feels the City of Las Vegas will be the first to come out of this and not to have projects like this delayed. He noted that this particular project is part of the jigsaw puzzle that has been the subject of some interest regarding the City's efforts to develop the downtown area. The proposed City Hall building, the rapid transit, the 61-acre project in Union Park, which interfaces with the World Market Center, the outlet mall, the Molasky building and the IRS Building are all part of the fabric the City is trying to weave. It is important for the community to know that, notwithstanding the difficulties, the City is going to interface them together.

MARGO WHEELER, Director of Planning and Development, requested that the second copy of Condition 3 be deleted as it is not necessary and Condition 6 deleted. She read into the record two additional conditions. MR. SNOW agreed with the amended and added conditions.

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TEDDY RUSSELL, Las Vegas resident, expressed his excitement about the project but is concerned about public safety at the DTC.

MAYOR GOODMAN declared the Public Hearing closed.

